FOR SALE

Offers in Excess Of £125,000 Leasehold



Top Floor Flat 47 Topaz Street, Roath, Cardiff. CF24 1PG

- NO CHAIN!!!
- MODERN APARTMENT
- LONG LEASE 169 YEARS
- 2x BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- uPVC D/G WINDOWS & GAS C/H with NEW WORCESTER COMBI-BOILER
- RESIDENT PERMIT PARKING
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES

mr homes

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
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PROPERTY DESCRIPTION

*** Offers in Excess of £125,000 *** NO CHAIN!!! LONG LEASE 169 YEARS - £750.00 PER YEAR MAINTENANCE/BUILDINGS INSURANCE - A MODERN 2-BED 1st FLOOR APARTMENT - MOVE STRAIGHT IN - SPACIOUS LIVING ROOM - FITTED KITCHEN - 2x BEDROOMS - RE-FITTED & MODERN BATHROOM SUITE - uPVC D/G WINDOWS & GAS CENTRAL HEATING with NEW WORCESER COMBI-BOILER(Fitted Nov 2024). MR HOMES are very pleased to Offer FOR SALE this 2-Bedroom 1st Floor Apartment, comprising in brief; Enter via a Communal Composite Door, Communal Hallway with Door to the Entrance Hall & Staircase to the Split-Level Landing, Lounge, Kitchen, Bedrooms 1, 2 & a Bathroom Suite. The Property has Smooth Finished Walls & Ceilings with Inset Spotlighting. uPVC Double Glazing Windows & Gas Central Heating powered by a MAIN Eco Combi-Boiler.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Communal Entrance
Laminate Floor - Doors to Top Floor Flat & Ground Floor Flat.

Entrance Hall & Staircase to Landing
Fitted Carpet, Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling.

Living Room
Fitted Carpet, uPVC D/g 'Tilt & Turn' Window to Rear, Double Panel Radiator, Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling. 2x Doors to Bedrooms 1 & 2. Hatch to Insulated Loft.

Kitchen
Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs. Stainless Steel Sink & Drainer with Mixer Tap, 2x uPVC Windows to Rear, Plumbed for Washing Machine, Space for Tall Fridge-Freezer. Integral Electric Oven, NEW Hisense Touch Electric Hob & Extractor Hood Over. Smooth Finished Walls & Inset Spotlights to Smooth Finished Ceiling. NEW Worcester Combi-Boiler housed in Wall Cupboard(Fitted Nov 2024).

Re-Fitted Bathroom Suite
Vinyl Flooring, Fully Tiled Walk-In-Shower with Mixer Shower, Wash Hand Basin with Black Mixer Tap & Vanity Cupboard, Close-Coupled W.c, uPVC Obscured D/g Window to Side, Chrome Ladder Radiator, Wall Mounted Electric Extractor Fan, Remaining Walls Tiled Up to Half-Height

Bedroom One
Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobe, Coving to Ceiling & Inset spotlights.

Bedroom Two
Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving to Ceiling & Inset Spotlights. Fitted Wardrobe.





MATERIAL INFORMATION

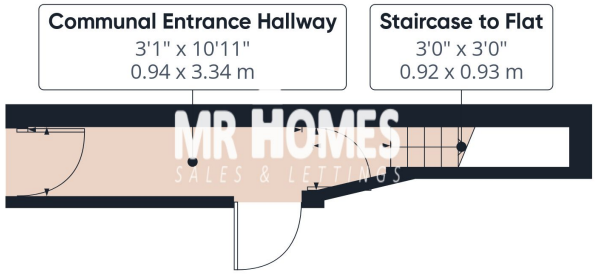
Council Tax: Band C
N/A
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: None.

EPC Rating: C (70)
Annual Service Charge: £750.00
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

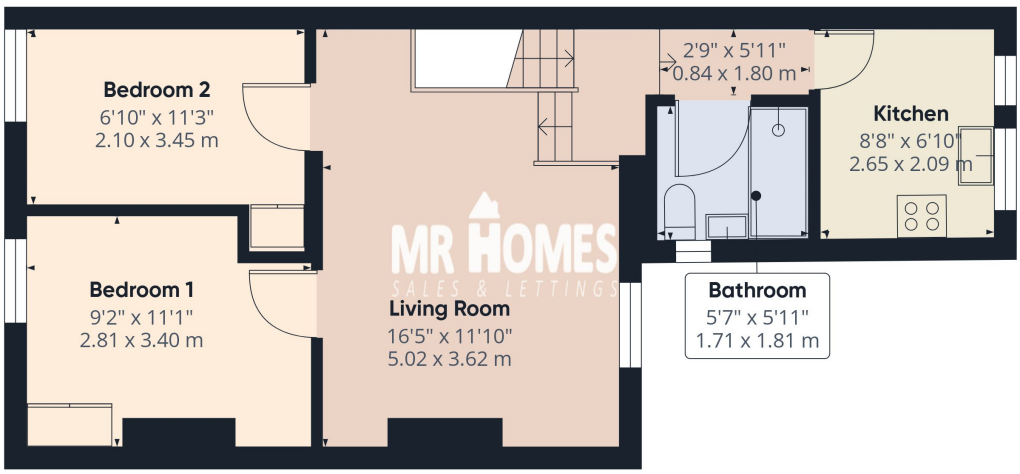




FLOORPLAN & EPC



Ground Floor



1st Floor

MR HOMES SALES & LETTINGS

Approximate total area(1)

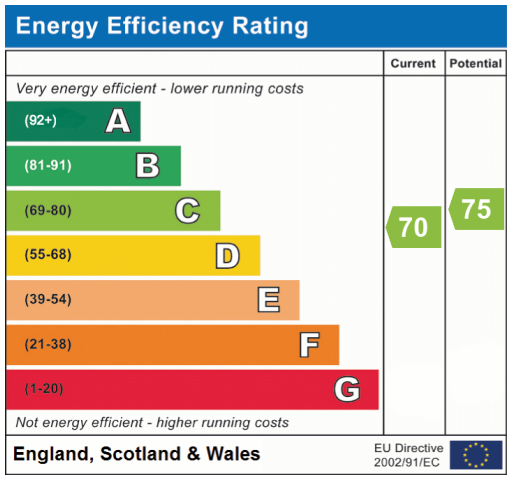
531 ft²

49.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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